

17.210.010 Residential Zoning District Land Uses and Permit Requirements

- A. General Requirements.** Table 2-2 identifies the land uses permitted by this Title in the residential zoning districts, and the land use permit required to establish each use, in compliance with Section 17.200.020.B, *Determination of Permitted Land Uses and Permit Requirements*.

Note: Where the last column in the table ("See Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

**Table 2-2
Permitted Uses and Permit Requirements
For Residential Zoning Districts**

Land Use ¹	Permit Requirements by District					See Specific Use Regulations
	R1	R2	R3	R4	R5 ⁴	
Recreation, Education, & Public Assembly						
Child day care facilities	CUP	CUP	CUP	CUP	CUP	Section 17.400.035
Family day care home, large	AUP	AUP	AUP	AUP	AUP	Section 17.400.035
Family day care home, small	P	P	P	P	P	Section 17.400.035
Public recreational and cultural facilities	P	P	P	P	P	
Private schools	CUP	CUP	CUP	CUP	CUP	
Public schools – Kindergarten to 12 th grade	P	P	P	P	P	
Religious places of worship	CUP	CUP	CUP	CUP	CUP	
Nonprofit service-provider facility ²	–	–	CUP	CUP	CUP	
Residential						
Accessory Garage Structures exceeding allowed Maximum Area	AUP	–	–	–	–	Section 17.400.120
Accessory structures and uses ³	P	P	P	P	P	Section 17.400.130
Boarding and lodging house	–	–	CUP	CUP	CUP	
Conversion of apartments to condominiums	–	CUP	CUP	CUP	CUP	Section 17.400.045
Conversion of hotels and motels to apartments	–	CUP	CUP	CUP	CUP	Section 17.400.080
Multiple-family dwellings	–	P	P	P	P	Section 17.400.125
Fraternities and sororities	–	–	CUP	CUP	CUP	
Home schooling, without a fee or charge	P	P	P	P	P	
Home-based business:						Section 17.400.75 Chapter 17.530
Level 1 home-based business	P	P	P	P	P	
Level 2 home-based business	CUP	CUP	CUP	CUP	CUP	
Manufactured/modular housing	P	P	–	–	–	
Mobile-home park (minimum 10 acres)	CUP	CUP	CUP	CUP	CUP	
Mobile homes – outside of approved mobile home parks, on foundation system	P	–	–	–	–	
Model home sales complex	P	P	P	P	P	
One-family dwellings	P	P	P	P	P	Section 17.400.120
Residential care facilities, 6 or fewer clients	P	P	P	P	P	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	CUP	CUP	
Secondary dwelling units	P		–	–	–	Section 17.400.135

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<i>Land Use¹</i>	<i>Permit Requirements by District</i>					<i>See Specific Use Regulations</i>
	<i>R1</i>	<i>R2</i>	<i>R3</i>	<i>R4</i>	<i>R5⁴</i>	
Senior housing	CUP	CUP	CUP	CUP	CUP	Section 17.400.085
Small lot subdivisions	–	P	P	P	P	Section 17.400.150
Two-family dwellings	–	P	P	P	P	Section 17.400.125
Nonresidential & Other						
Agriculture	P	P	P	P	P	Section 17.400.020
Roadway improvements, pipelines, and utility lines	P	P	P	P	P	
Public-safety facilities	CUP	CUP	CUP	CUP	CUP	
Public-utility facilities	CUP	CUP	CUP	CUP	CUP	
Wireless communication facilities – screened and/or co-located	–	P	P	P	P	Section 17.400.175
Wireless communication facilities – unscreened and/or not co-located	–	CUP	CUP	CUP	CUP	Section 17.400.175

P = Permitted Use; CUP = Conditional Use Permit Required; AUP = Administrative Use Permit Required; – = Prohibited Use or Not Applicable

Notes: Uses not specified above, but which are found by the Director to be consistent with the intent and purpose of this article, and are compatible with and no more objectionable to the public welfare than the uses listed above, are permitted with the approval of a Level I Development Review as outlined in Chapter 17.510. The determination by the Director shall be made in accordance with the provisions outlined in Section 17.500.010, *Authority for Land Use and Zoning Decisions*. Upon a Level I Development Review being granted, the Director shall determine the general permit requirement (P, AUP, or CUP) for the proposed land use.

¹ See Article 7 for definitions of the land uses listed.

² Limited to providing social services, education, training, medical, and dental assistance. Overnight stay prohibited.

³ Accessory structures and uses as provided in Article 7, *Definitions*, including buildings and structures commonly required for the operation of an ordinary farm or ranch of 10 or more acres, provided each such farm or ranch accessory building is built not closer than 100 feet to any public street or highway or exterior property boundary.

⁴ Residential uses within the Planned Development Overlay general plan land use designation may exceed the densities when the development meets the average daily traffic (ADT) goals for the site as specified in the General Plan.

17.210.015 Residential Zoning District Development Standards

- A. General Requirements.** Subdivisions, new land uses and structures and alterations to existing land uses and structures in the R1, R2, R3, R4, and R5 zones shall conform to the requirements outlined in Table 2-3. In addition, the applicable development standards outlined in Article 3 shall apply to all residential zoning districts. Please refer to Section 17.400.120 for single-family residential design standards. For applicable multiple-family residential design standards, please refer to Section 17.400.125 of the WMC and the Section 5.0 of the City of Westminster Design Guidelines Manual. The Design Guidelines are not included in any article of this Title, but are available for review on the City's website or at the offices of the Division.